

LEGAL DESCRIPTION

A part of the Southwest Quarter of the Southwest Quarter of Section Twenty (20), Township Nine (9) North, Range Two (2) West Monroe County, Indiana, and more particularly described as follows:

Commencing at a 36 inch Hickory at the Southwest Corner of said Quarter Quarter Section; thence South Eighty-eight (88) Degrees, Fourteen (14) Minutes, Twenty-two (22) Seconds East (assigned bearing basis) 926.86 feet along the South line of said Quarter Quarter Section to a set one-half inch rebar thence leaving said South line North Zero (00) Degrees, Three (03) Minutes, Eighteen (18) Seconds West 1116.32 feet to a set one-half inch rebar set on the South line of land of Walcott; thence South Eighty-eight (88) Degrees, Fourteen (14) Minutes, Thirty (30) Seconds East 400.44 feet along said South line to a one-half inch rebar set on the East line of said Quarter Quarter Section; thence along said East line South Zero (00) Degrees, One (01) Minute, Fifty-seven (57) Seconds East 1116.32 feet to a one-half inch rebar set at a fence corner at the Southeast Corner of said Quarter Quarter Section; thence North Eighty-eight (88) Degrees, Fourteen (14) Minutes, Twenty-two (22) Seconds West 400.00 feet along the South line of said Quarter Quarter Section to the point of beginning.

Containing 10.25 acres, more or less.

- 1/2" REBAR W/ FARKAS CAP SET 6" TALL
- N/F NOW OR FORMERLY
- DR DEED RECORD

N/F Walcott  
DR 226/367

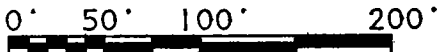
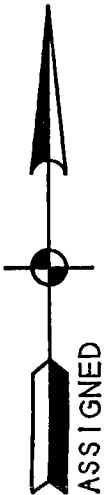
N/F Neil  
DR 272/655

10.25 Ac. +/-

N/F Garrison  
DR 356/251

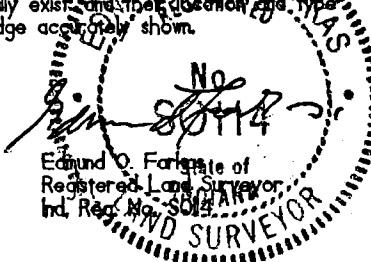
N/F Garrison  
DR 356/254

N/F Mobley  
DR 215 03



NOTE: Plan North based upon ties to previous surveys by Tri Co Surveying & Mapping.

I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor licensed in compliance with the laws of the State of Indiana that this plat and description correctly represent a land survey completed under my supervision on October 1, 1992, that all of the monuments shown thereon actually exist, and their location and type are to the best of my knowledge accurately shown.



TRI CO SURVEYING & MAPPING  
103 WEST TEMPERANCE, P.O. BOX 96  
ELLETTSVILLE, IN 47429

Job #:  
Scale: 1" = 100'  
Sheet: 1 of 1

Plan of Land of  
**K.W. & B.J. GARRISON**  
Prepared for Frank J. Walcott  
Section 20, T-9-N, R-2-W, Monroe County, Indiana

Drawn: JAG  
Checked:  
Date:

Revisions:

WALCOTT2

P.O.B.:  
S 88°14'22" E  
926.86' FROM A  
36" HICKORY AT  
THE SW CORNER  
OF SEC. 20,  
T-9-N, R-2-W.

WIRE FENCE  
N 88°14'22" W  
400.00'

rebar set at  
fence corner



# Bledsoe Tapp & Riggert, Inc.

*Quality Land Surveying and Civil Engineering Services*

BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.  
WILLIAM S. RIGGERT, P.E.  
BERNARD A. GUERRETTAZ, L.S.  
MARTY J. JAMES, L.S.

## LEGAL DESCRIPTION TRACT 1 Job #3097

A part of the South Half of Section 20 and the North Half of Section 29, both in Township 9 North, Range 2 West, Monroe County, Indiana, more particularly described as follows:

COMMENCING at the Northeast corner of the West Half of the Northeast Quarter of said Section 29, marked by a 5/8 inch rebar with yellow cap; thence NORTH 00 degrees 53 minutes 51 seconds WEST, (assumed basis of bearing), 176.00 feet; thence NORTH 88 degrees 43 minutes 12 seconds WEST, a distance of 1020.53 feet to the true point of beginning marked by a 5/8 inch rebar with yellow cap; thence SOUTH 00 degrees 53 minutes 51 seconds EAST, a distance of 454.00 feet to a 5/8 inch rebar with yellow cap; thence NORTH 88 degrees 43 minutes 12 seconds WEST, a distance of 959.47 feet to a railroad spike in Starnes Road; thence NORTH 00 degrees 53 minutes 51 seconds WEST, a distance of 454.00 feet to a railroad spike in Starnes Road; thence SOUTH 88 degrees 43 minutes 12 seconds EAST, a distance of 959.47 feet to the point of beginning, containing 10.00 acres, more or less (3.88 acres in Section 20 and 6.12 acres in Section 29).

Subject to a twenty-five (25) feet right-of-way for Starnes Road along the West side.

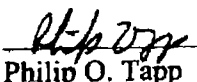
This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 1<sup>st</sup> day of MARCH, 2000.

  
Philip O. Tapp  
Registered Land Surveyor No. LS80900014  
State of Indiana



# Bledsoe Tapp & Riggert, Inc.

Quality Land Surveying and Civil Engineering Services

BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.  
WILLIAM S. RIGGERT, P.E.  
BERNARD A. GUERRETTAZ, L.S.  
MARTY J. JAMES, L.S.

## LEGAL DESCRIPTION

TRACT 2

Job #3097

A part of the South Half of Section 20 and the North Half of Section 29, both in Township 9 North, Range 2 West, Monroe County, Indiana, more particularly described as follows:

BEGINNING at the Northeast corner of the West Half of the Northeast Quarter of said Section 29, marked by a 5/8 inch rebar with yellow cap; thence SOUTH 00 degrees 53 minutes 51 seconds EAST, (assumed basis of bearing), a distance of 528.00 feet to a 5/8 inch rebar with yellow cap; thence NORTH 88 degrees 43 minutes 12 seconds WEST, a distance of 1980.00 feet to a railroad spike in Starnes Road; thence NORTH 00 degrees 53 minutes 51 seconds WEST, a distance of 250.00 feet to a railroad spike in Starnes Road; thence SOUTH 88 degrees 43 minutes 12 seconds EAST, a distance of 959.47 feet to a 5/8 inch rebar with yellow cap; thence NORTH 00 degrees 53 minutes 51 seconds WEST, a distance of 454.00 feet to a 5/8 inch rebar with yellow cap; thence SOUTH 88 degrees 43 minutes 12 seconds EAST, a distance of 1020.53 feet to a 5/8 inch rebar with yellow cap; thence NORTH 00 degrees 53 minutes 51 seconds WEST, a distance of 1243.00 feet; thence SOUTH 88 degrees 43 minutes 12 seconds EAST, a distance of 1320.00 feet; thence SOUTH 00 degrees 53 minutes 51 seconds EAST, a distance of 1419.00 feet to the South line of Section 20; thence NORTH 88 degrees 43 minutes 12 seconds WEST, along said South line 1320.00 feet to the point of beginning, containing 64.95 acres, more or less (47.12 acres in Section 20 and 17.83 acres in Section 29).

Subject to a twenty-five (25) feet right-of-way for Starnes Road along the West side.

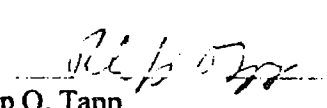
This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.

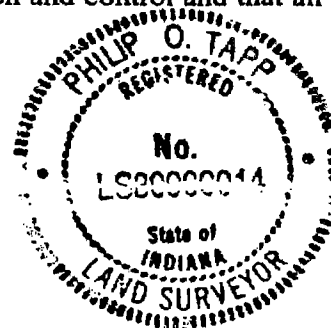
This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 1<sup>ST</sup> day of MARCH, 2000.

  
Philip O. Tapp  
Registered Land Surveyor No. LS80900014  
State of Indiana



C:\WP51\BTAPP\3097\2.des

SHEET 3 OF 4

1351 W. Tapp Road • Bloomington, IN 47403 • 812-336-8277 • FAX 812-336-0817

# TRI CO SURVEYING & MAPPING

Edmund O. Farkas  
Registered Land Surveyor

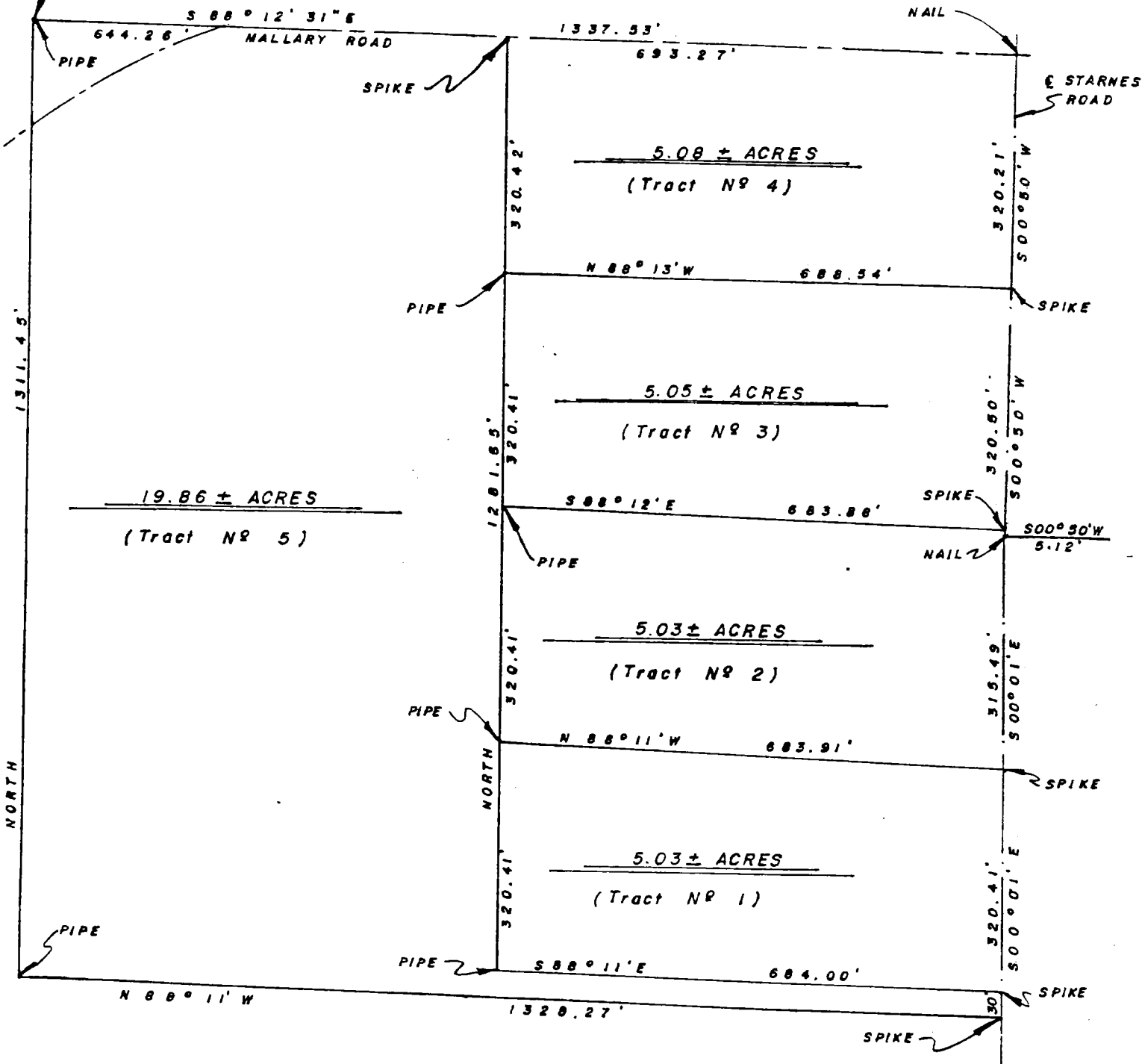
(812) 876-2305  
103 West Temperance

P. O. Box 96  
Ellettsville, Indiana 47429

Richland Sec 20

NW Corner of NE 1/4 of  
SW 1/4 of Section 20,  
T-9-N, R-2-W

SCALE: 1" = 200'



I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that the above plat and enclosed descriptions correctly represent a land survey completed under my supervision on September 19, 1978; that all the monuments shown thereon actually exist and that their location and type are to the best of my knowledge accurately shown.

MC. 4007-80



FILED

AUG 05 1988

Rodney J. Brown  
Auditor Monroe County, Indiana

W A R R A N T Y   D E E D

THIS INDENTURE WITNESSETH, That PAUL G. JOHNSON, an adult ("Grantor"), of Monroe County, in the State of Indiana, CONVEYS AND WARRANTS to SCOTT H. BROWN and JEANNE M. BROWN, husband and wife ("Grantee"), of Monroe County, in the State of Indiana, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Monroe County, in the State of Indiana, to-wit:

A part of the Northeast Quarter of the Southwest Quarter of Section Twenty (20), Township Nine (9) North, Range Two (2) West, Monroe County, Indiana, and more particularly described as follows: Beginning at a spike in the centerline of Starnes Road (a County Road), said spike being 361.98 feet south and 1332.22 feet east from the northwest corner of said quarter quarter section, thence along said centerline south Zero (00) Degrees and Fifty (50) minutes west 320.50 feet to a spike, thence leaving said centerline North Eighty-eight (88) Degrees and Twelve (12) minutes West 683.88 feet to a pipe, thence North 320.41 feet to a pipe, thence south Eighty-eight (88) Degrees and Thirteen (13) minutes East 688.54 feet to the place of beginning. Containing 5.05 acres, more or less.

A part of the Northeast Quarter of the Southwest Quarter of Section Twenty (20), Township Nine (9) North, Range Two (2) West, Monroe County, Indiana, and more particularly described as follows: Beginning at a nail in the centerline of Starnes Road (a County Road), said nail being 41.81 feet south and 1336.88 feet East from the Northwest corner of said quarter quarter section, thence along said centerline south Zero (00) Degrees and Fifty (50) minutes West 320.21 feet to a spike, thence leaving said centerline North Eighty-eight (88) Degrees and Thirteen (13) Minutes West 688.54 feet to a pipe, thence North 320.42 feet to a spike in Mallary Road (a County Road), thence along said Road South Eighty-eight (88) Degrees, Twelve (12) minutes and Thirty-one (31) seconds east 693.27 feet to the place of beginning. Containing 5.08 acres, more or less.

Subject to all taxes, liens and encumbrances of record.

Grantor certifies that he is the survivor of Frances J. Johnson, deceased, who died on the 13th day of December, 1982, that they lived together as husband and wife from the date they acquired title to said real estate until the date of her death, and further that all taxes, debts and liabilities of the said Frances J. Johnson were paid.

In Witness Whereof, Grantor has executed this Warranty Deed this 3<sup>rd</sup> day of July, 1988.

  
Paul G. Johnson



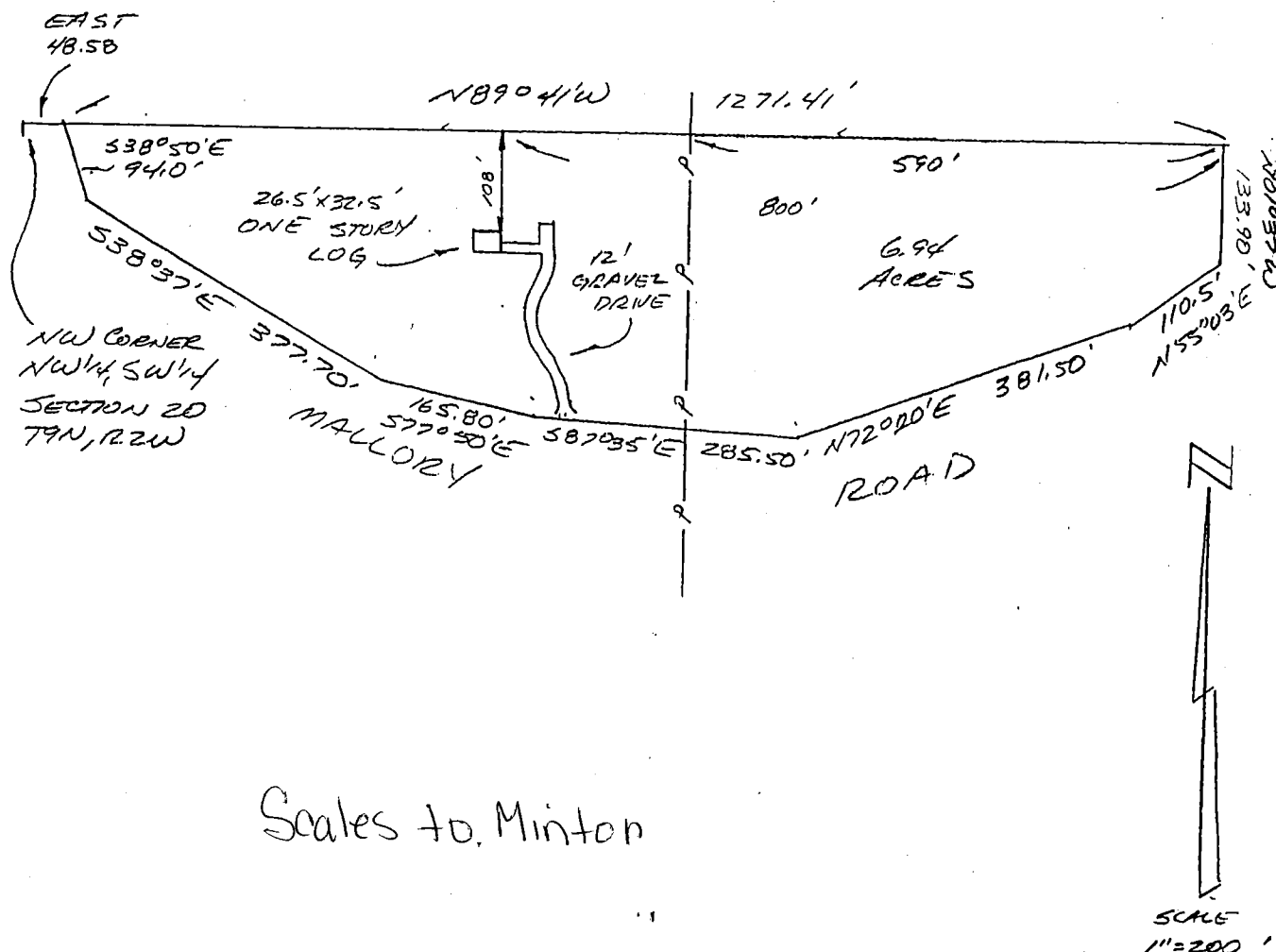
(812) 334-8941  
205 N. College Ave.  
Suite 512  
Bloomington, IN 47404

LAND SURVEYING

## SURVEYOR LOCATION REPORT

THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESEDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR AND USE OF THIS DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES.

PROPERTY ADDRESS: 9020 W. Mallory Road, Bloomington, Indiana 47401  
PROPERTY DESCRIPTION: See attached legal description  
CLIENT I.D. NO.:  
Subject tract is not located in a flood hazard area.



Scales to Minton

### TITLE CO.:

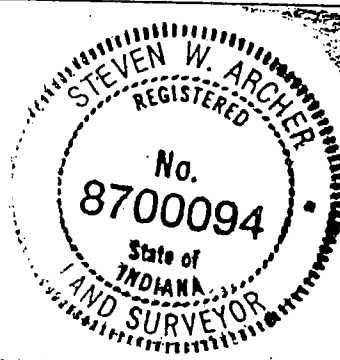
I HEREBY CERTIFY TO THE PARTIES NAMED ABOVE THAT THE REAL ESTATE DESCRIBED HEREIN WAS INSPECTED UNDER MY SUPERVISION ON THE DATE INDICATED AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS REPORT CONFORMS WITH THE REQUIREMENTS CONTAINED IN SECTIONS 42 THROUGH 44 OF 864 IAC 1.1-13 FOR A SURVEYOR LOCATION REPORT. THE ACCURACY OF ANY FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

DATE OF SURVEY: 10/25/93

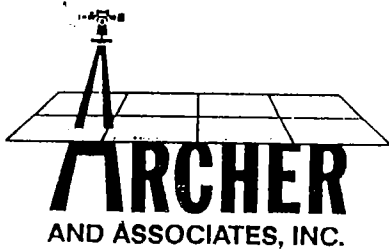
REGISTERED LAND SURVEYOR'S SIGNATURE:

PROPOSED BUYER:

PROPOSED LENDER:



PTNUSW 90-9-200 6.94A



(812) 334-8941

205 N. College Ave.  
Suite 512  
Bloomington, IN 47404

LAND SURVEYING

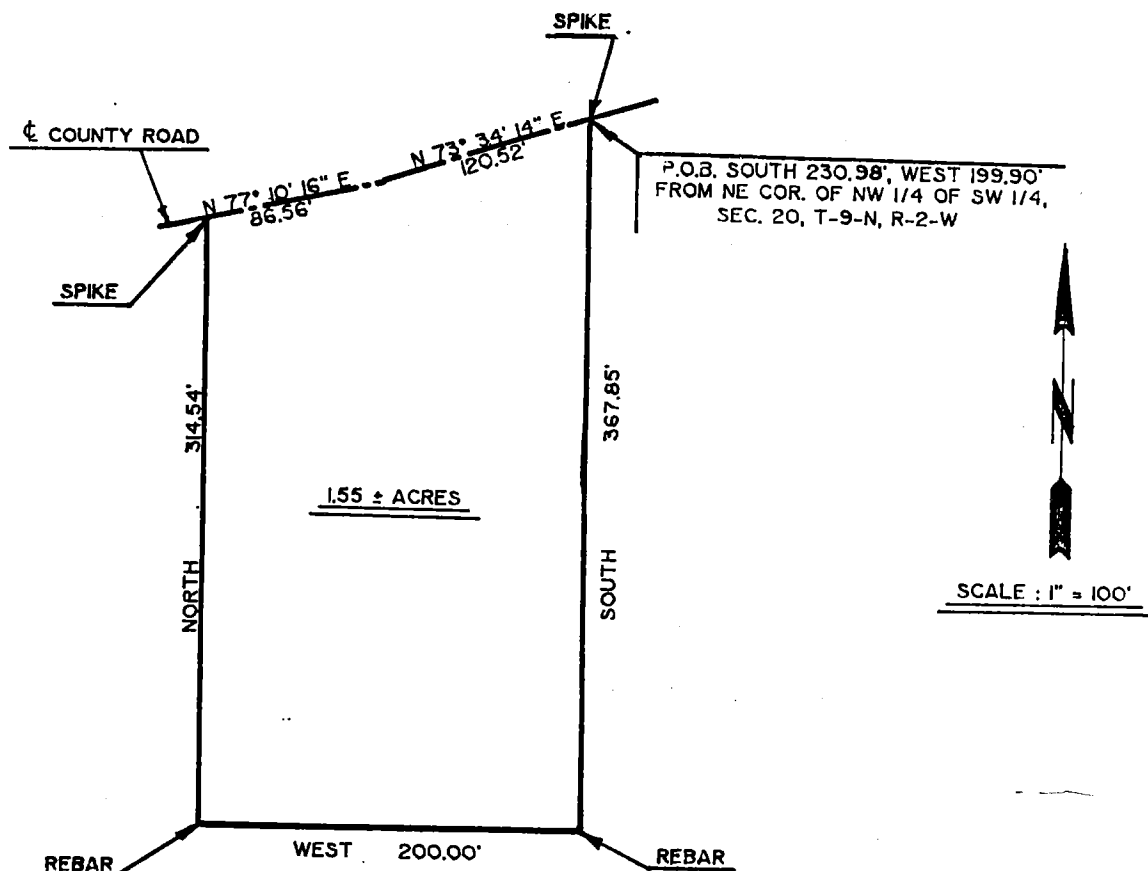
A part of the Northwest quarter of the Southwest quarter of Section 20, Township 9 North, Range 2 West, Monroe County, Indiana, described as follows: Beginning at a point 48.58 feet east of the Northwest corner of the Northwest quarter of the Southwest quarter of the said Section 20, and in the centerline of a county road, thence following said centerline the following dimensions and directions: South 38 degrees 50 minutes East for 94.00 feet, South 58 degrees 37 minutes East for 377.70 feet, thence South 77 degrees 50 minutes East for 165.80 feet, South 87 degrees 35 minutes East for 285.50 feet, North 72 degrees 20 minutes East for 381.50 feet, North 55 degrees 03 minutes East for 110.50 feet, and to the East line of the said quarter quarter, thence North 01 degree 37 minutes West on said East line for 133.90 feet, and to the Northeast corner of the said quarter quarter, thence North 89 degrees 41 minutes West on the north line of said quarter quarter for 1271.41 feet and to the point of beginning. Containing in all 6.94 acre more or less.



# TRI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

103 West Temperance  
P.O. Box 96  
Ellettsville, Indiana 47429  
Phone: 812-876-2305



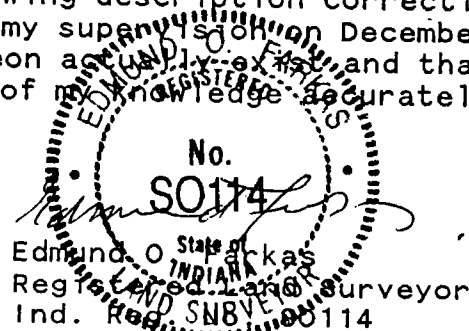
I, Edmund O. Farkas, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that this plat and the following description correctly represent a land survey completed under my supervision on December 19, 1990; that all monuments shown thereon are actually existing and that their location and type are to the best of my knowledge accurately shown.

**FILED**

JAN 24 1991

*Margaret Cook*

Auditor Monroe County, Indiana



## LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 2 WEST, MONROE COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING SOUTH 230.98 FEET AND WEST 199.90 FROM THE NORTHEAST CORNER OF SAID QUARTER QUARTER AND AT A SPIKE MARKING THE CENTERLINE OF A COUNTY ROAD, THENCE SOUTH 367.85 FEET TO A REBAR, THENCE WEST 200.00 FEET TO A REBAR, THENCE NORTH 314.54 FEET TO A SPIKE MARKING THE CENTERLINE OF A COUNTY ROAD THENCE ALONG SAID CENTERLINE OF SAID ROAD THE FOLLOWING COURSES AND DISTANCES; NORTH SEVENTY-SEVEN (77) DEGREES, TEN (10) MINUTES, SIXTEEN (16) SECONDS EAST 86.56 FEET, NORTH SEVENTY-THREE (73) DEGREES, THIRTY-FOUR (34) MINUTES, FOURTEEN (14) SECONDS EAST 120.52 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.55 ACRES, MORE OR LESS.

# WARRANTY DEED

Auditor

Recorder

DULY ENTERED  
FOR TAXATION

JAN 24 1991

*Margaret Cook*  
Auditor Monroe County, Indiana

Duplicate #

Post Office Address of Grantee:

8831 W. Mallory Road  
Bloomington, IN 47404

THIS INDENTURE WITNESSETH, That, KENNETH W. GARRISON and BETTY J. GARRISON, husband and wife, ("Grantor"), of Monroe County, in the State of Indiana, CONVEY AND WARRANT to FRANK J. WALCOTT and CHARLOTTE WALCOTT, husband and wife, of Monroe County, in the State of Indiana, for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Monroe County, in the State of Indiana:

A part of the Northwest quarter of the Southwest quarter of Section 20, Township 9 North, Range 2 West, Monroe County, Indiana, and more particularly described as follows: Beginning South 230.98 feet and West 199.90 feet from the Northeast corner of said quarter quarter and at a spike marking the centerline of a county road; thence South 367.85 feet to a rebar; thence West 200.00 feet to a rebar; thence North 314.54 feet to a spike marking the centerline of a county road; thence along said centerline of said road the following courses and distances: North Seventy-seven (77) degrees, Ten (10) minutes, Sixteen (16) seconds East 86.56 feet; North Seventy-three (73) degrees, Thirty-four (34) minutes, Fourteen (14) seconds East 120.52 feet to the place of beginning. Containing 1.55 acres, more or less.

Subject to a 25 foot right-of-way for County Road.

Subject to taxes for 1991 due and payable in May 1992, and all subsequent taxes.

For zoning and planning purposes, the above described tract shall be considered as part and parcel of an adjacent tract of land owned by the Grantee herein, pursuant to a Warranty Deed recorded at Deed Record 226, page 367, in the office of the Recorder of Monroe County, Indiana. The real estate above described shall not be considered a separate parcel of real estate for land use, development, conveyance or transfer of ownership, without first receiving the express approval of the Monroe County Plan Commission, Monroe County, Indiana, or any successor local governmental body having land use jurisdiction. This restriction shall be a covenant running with the land and shall be noted on the margin of the above stated deed by the Recorder.

IN WITNESS WHEREOF, Grantor has executed this Deed this 22 nd day of January, 1991.

*Kenneth W. Garrison*  
KENNETH W. GARRISON

*Betty J. Garrison*  
BETTY J. GARRISON

COVENANT

COVENANT

"Exhibit A"

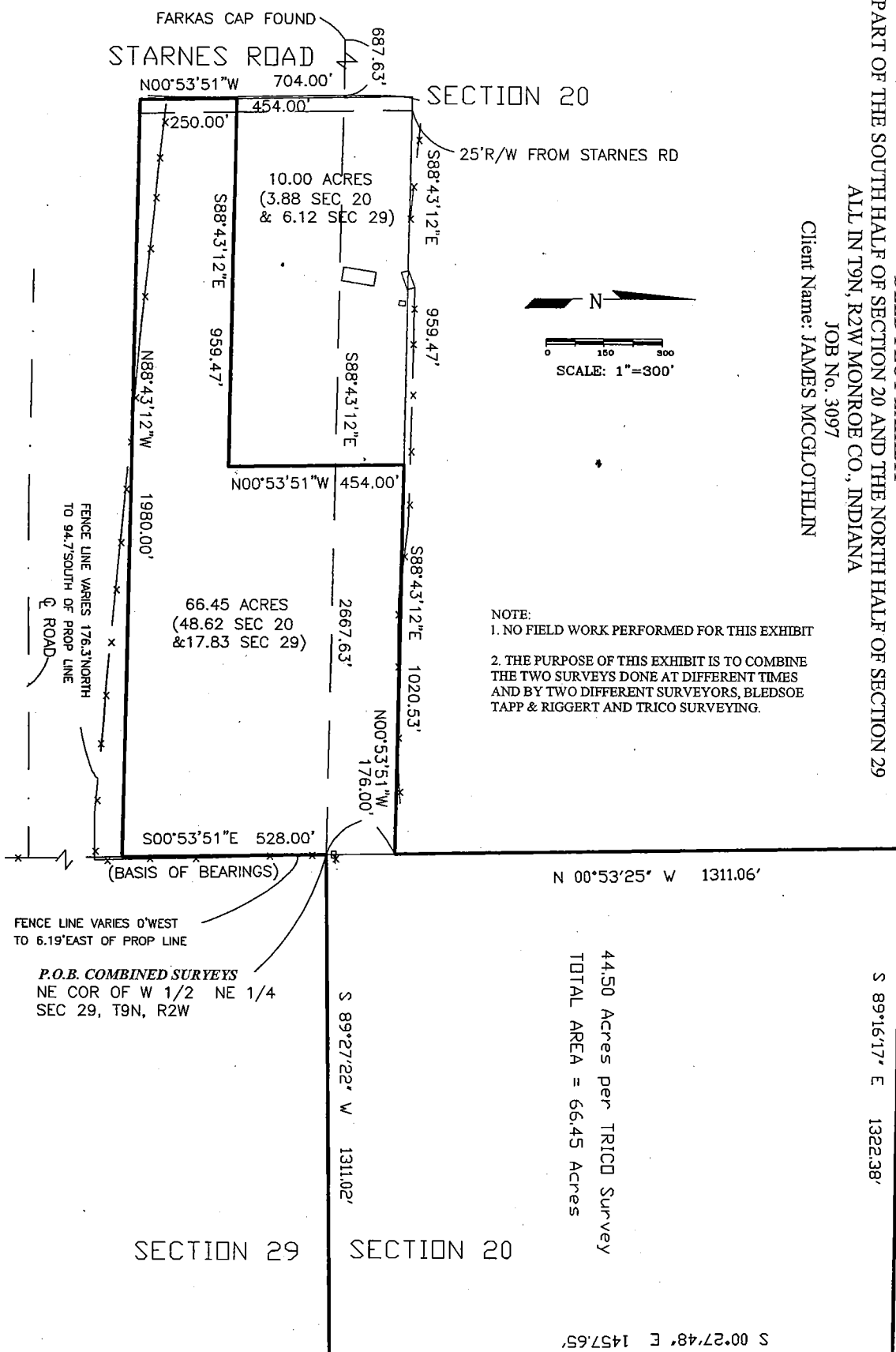
A part of the South Half of Section Twenty (20) and the North Half of Section Twenty-Nine (29), both in Township Nine (9) North, Range Two (2) West, Monroe County, Indiana, more particularly described as follows: Beginning at the Northeast corner of the West Half of the Northeast Quarter of said Section Twenty-nine (29), marked by a 5/8 inch rebar with yellow cap; thence South Zero (00) degrees, Fifty-three (53) minutes, Fifty-one (51) seconds East, (assumed basis of bearing), a distance of Five Hundred Twenty-eight (528.00) feet to a 5/8 inch rebar with yellow cap; thence North Eighty-eight (88) degrees, Forty-three (43) minutes, Twelve (12) seconds West, a distance of One Thousand Nine Hundred Eighty (1,980.00) feet to a railroad spike in Starnes Road; thence North Zero (00) degrees, Fifty-three (53) minutes, Fifty-one (51) seconds West, a distance of Two Hundred Fifty (250.00) feet to a railroad spike in Starnes Road; thence South Eighty-eight (88) degrees, Forty-three (43) minutes, Twelve (12) seconds East, a distance of Nine Hundred Fifty-nine and Forty-seven Hundredths (959.47) feet to a 5/8 inch rebar with yellow cap; thence North Zero (00) degrees, Fifty-three (53) minutes, Fifty-one (51) seconds West, a distance of Four Hundred Fifty-four (454.00) feet to a 5/8 inch rebar with yellow cap; thence South Eighty-eight (88) degrees, Forty-three (43) minutes, Twelve (12) seconds East, a distance of One Thousand Twenty and Fifty-three Hundredths (1,020.53) feet to a 5/8 inch rebar with yellow cap; thence North Zero (00) degrees, Fifty-three (53) minutes, Fifty-one (51) seconds West, a distance of One Thousand Two Hundred Forty-three (1,243.00) feet; thence South Eighty-eight (88) degrees, Forty-three (43) minutes, Twelve (12) seconds East, a distance of One Thousand Three Hundred Twenty (1,320.00) feet; thence South Zero (00) degrees, Fifty-three (53) minutes, Fifty-one (51) seconds East, a distance of One Thousand Four Hundred Nineteen (1,419.00) feet to the South line of Section Twenty (20); thence North Eighty-eight (88) degrees, Forty-three (43) minutes, Twelve (12) seconds West, along said South line One Thousand Three Hundred Twenty (1,320.00) feet to the point of beginning, containing Sixty-four and Ninety-five Hundredths (64.95) acres, more or less. Tract 2 (47.12 acres in Section 20 and 17.83 acres in Section 29). (Per survey by Philip O. Tapp, LS80900014, dated February 17, 2000.)

007-24995-00

FILED

FEB 27 2001

Philip O. Tapp  
Monroe County, Ind.



SEC 20 + 29

1/2



Combined Survey Description  
Job #3097

A part of the South Half of Section 20 and the North Half of Section 29, both in Township 9 North, Range 2 West, Monroe County, Indiana, more particularly described as follows:

BEGINNING at the Northeast corner of the West Half of the Northeast Quarter of said Section 29, marked by a 5/8 inch rebar with yellow cap; thence SOUTH 00 degrees 53 minutes 51 seconds EAST, (assumed basis of bearing), a distance of 528.00 feet to a 5/8 inch rebar with yellow cap; thence NORTH 88 degrees 43 minutes 12 seconds WEST, a distance of 1980.00 feet to a railroad spike in Starnes Road; thence NORTH 00 degrees 53 minutes 51 seconds WEST, a distance of 250.00 feet to a railroad spike in Starnes Road; thence SOUTH 88 degrees 43 minutes 12 seconds EAST, a distance of 959.47 feet to a 5/8 inch rebar with yellow cap; thence NORTH 00 degrees 53 minutes 51 seconds WEST, a distance of 454.00 feet to a 5/8 inch rebar with yellow cap; thence SOUTH 88 degrees 43 minutes 12 seconds EAST, a distance of 1020.53 feet to a 5/8 inch rebar with yellow cap; thence NORTH 00 degrees 53 minutes 51 seconds WEST, a distance of 1311.06 feet; thence SOUTH 89 degrees 16 minutes 17 seconds EAST, a distance of 1322.38 feet; thence SOUTH 00 degrees 27 minutes 48 seconds EAST, a distance of 1457.65 feet to the South line of Section 20; thence SOUTH 89 degrees 27 minutes 22 seconds WEST, along said South line 1311.02 feet to the point of beginning, containing 66.45 acres, more or less (48.62 acres in Section 20 and 17.83 acres in Section 29).

Subject to a twenty-five (25) feet right-of-way for Starnes Road along the West side.

This description was prepared to combine two tracts as surveyed by Bledsoe Tapp & Riggert, Instrument #2000-004716 and TRICO Surveying (Jess Gwinn), Instrument # 2007-006096 as found in the Monroe County Records Office. Bledsoe Riggert Guerrettaz, Inc. accepts no liability as to the correctness or incorrectness of the TRICO survey.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 27th day of August, 2009

Marty J. James  
Registered Land Surveyor No. LS29900010  
State of Indiana



Sheet 2 of 2

Bldg Abstract  
3360121

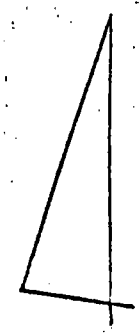
Baker  
29496

Sec 20

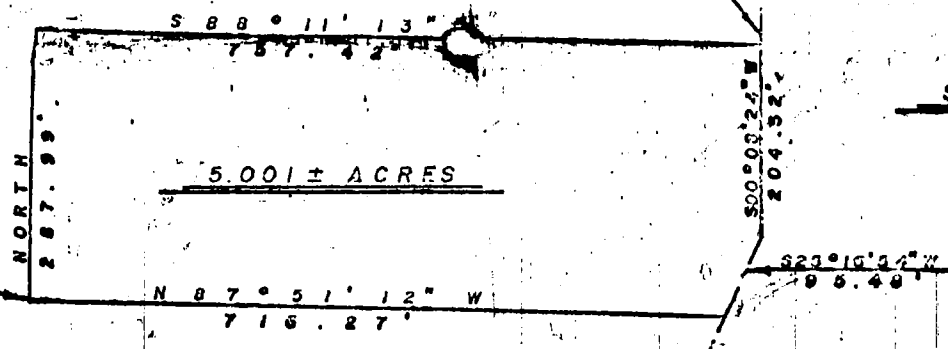
# TRI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

103 West Temperance  
P.O. Box 96  
Ellettsville, Indiana 47429  
Phone: 812-876-2305



E COUNTY ROAD

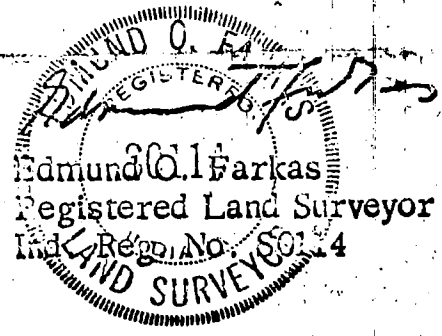


SCALE: 1" = 200'

P.O. B.: 1023.31' N &  
570.41' E from the  
SW Corner of the SE  
1/4 of the SW 1/4 of  
Sec. 20, T-9-N, R-2-W

Richland  
Sec. 20

I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that the above plat and following description correctly represent a land survey completed under my supervision on August 13, 1979; that all the monuments shown thereon actually exist; and that their location and type are to the best of my knowledge accurately shown.



A part of the East Half of the Southwest Quarter of Section Twenty (20), Township Nine (9) North, Range Two (2) West, Monroe County, Indiana, and more particularly described as follows:

Beginning 1023.31 feet North and 570.41 feet East from the Southwest Corner of the Southeast Quarter of the Southwest Quarter of said Section, thence North 287.99 feet, thence South Eighty-eight (88) Degrees, Eleven (11) Minutes and Thirteen (13) Seconds East 757.42 feet to the center line of a County Road, thence along said center line South Zero (00) Degrees, Eight (08) Minutes and Twenty-four (24) Seconds West 204.52 feet, thence South Twenty-five (25) Degrees, Sixteen (16) Minutes and Fifty-four (54) Seconds West 95.48 feet, thence leaving said center line North Eighty-seven (87) Degrees, Fifty-one (51) Minutes and Twelve (12) Seconds West 716.27 feet to the place of beginning.

Containing 5.001 acres, more or less.

FILED  
JUL 15 1985

Robey F. Brown  
Auditor Monroe County, Indiana

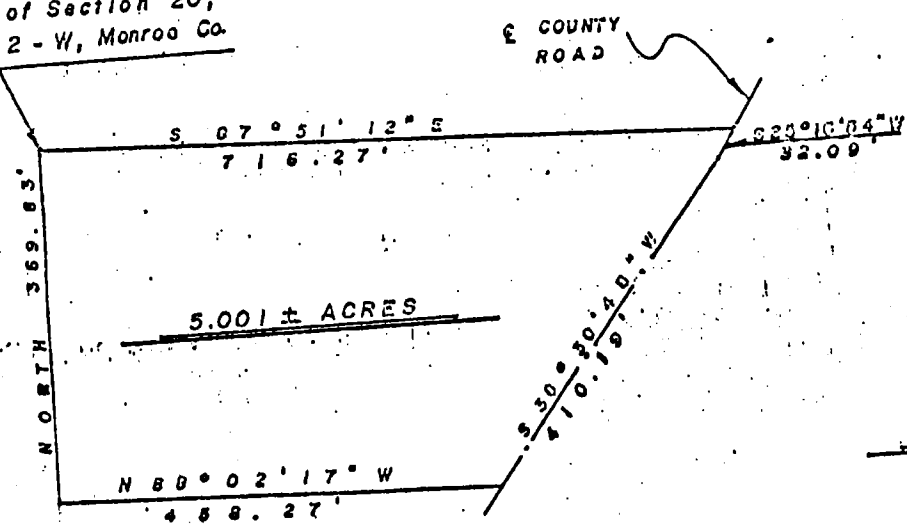
Key Bersler  
Property on Starnes Rd.

103 West Temperance  
P.O. Box 96 *Sec 20*  
Elliottsville, Indiana 47429  
Phone: 812-876-2305

# TRI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

P.O.B.: 1023.31' N & 570.41' E  
from the SW Corner of the SE 1/4  
of the SW 1/4 of Section 20,  
T- 9 - N, R- 2 - W, Monroe Co.



I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that the above plat and following description correctly represent a land survey completed under my supervision on August 13, 1979; that all the monuments shown thereon actually exist; and that their location and type are to the best of my knowledge accurately show



A part of the East Half of the Southwest Quarter of Section Twenty (20), Township Nine (9) North, Range Two (2) West, Monroe County, Indiana, and more particularly described as follows:

Beginning 1023.31 feet North and 570.41 feet East from the Southwest Corner of the Southeast Quarter of the Southwest Quarter of said Section, thence South Eighty-seven (87) Degrees, Fifty-one (51) Minutes and Twelve (12) Seconds East 716.27 feet to the center line of a County Road, thence along said center line South Twenty-five (25) Degrees, Sixteen (16) Minutes and Fifty-four (54) Seconds West 32.09 feet, thence South Thirty-six (36) Degrees, Thirty (30) Minutes and Forty-eight (48) Seconds West 410.19 feet, thence leaving said center line North Eighty-eight (88) Degrees, Two (02) Minutes and Seventeen (17) Seconds West 458.27 feet, thence North 369.83 feet to the place of beginning.

Containing 5.001 acres, more or less.

*Remaining*  
5. Acres

**FILED**  
JUL 15 1985

*Rodney J. Brown*  
Auditor Monroe County, Indiana

Richland Sec. 20





# TRI CO SURVEYING & MAPPING

Edmund O. Farkas  
Registered Land Surveyor

(812) 876-2305  
103 West Temperance

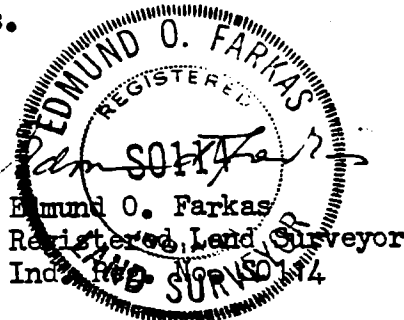
P. O. Box 96  
Ellettsville, Indiana 47429

Description: Tract #1

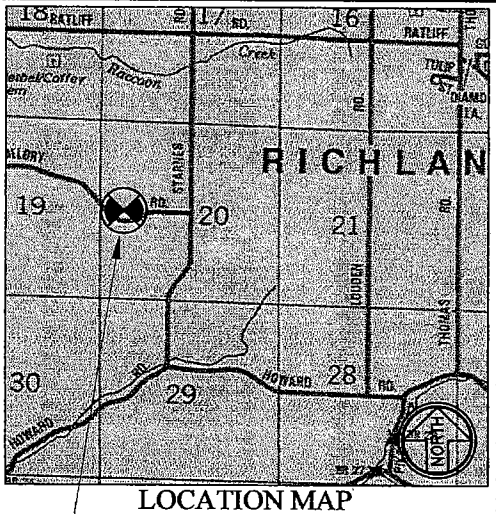
A part of the Northeast Quarter of the Southwest Quarter of Section Twenty (20), Township Nine (9) North, Range Two (2) West, Monroe County, Indiana, and more particularly described as follows:

Beginning at a spike in the center line of Starnes Road (a County Road), said spike being 1003.06 feet South and 1327.58 feet East from the Northwest Corner of said Quarter Quarter Section, thence along said center line South Zero (00) Degrees and One (01) Minute East 320.41 feet to a spike, thence leaving said center line North Eighty-eight (88) Degrees and Eleven (11) Minutes West 684.00 feet to a pipe, thence North 320.41 feet to a pipe, thence South Eighty-eight (88) Degrees and Eleven (11) Minutes East 683.91 feet to the place of beginning.

Containing 5.03 acres, more or less.



A PART OF THE NORTHWEST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 9  
NORTH, RANGE 2 WEST  
MONROE COUNTY, INDIANA



LEGEND

- STONE FOUND
- REBAR FOUND
- REBAR SET
- RR SPIKE FOUND
- IRON PIN FOUND
- OVERHEAD POWER LINE
- FENCE
- MAG SPIKE SET
- PK NAIL FOUND
- RECORD
- MEASURED

PROJECT LOCATION

NOTES:

- 1).  $\frac{3}{8}$ " Rebar will be set at all property corners.
  - 2). Fieldwork completed April 2009.
  - 3). Basis of bearing (State Plane).
  - 4). Source of title Now or Formerly owned by James E. and Doris A. Minton, Instrument Number 1999017837 as found in the office of the Monroe County Recorder.
  - 5). Reference is made to a survey performed by Edmund O. Farkas dated October 1st, 1992 (Book 2, Page 390).
  - 6). Reference is made to a survey performed by Edmund O. Farkas dated September 19th, 1978.
  - 7). I affirm, under penalty for perjury, that I have taken responsible care to redact each Social Security number in this document, unless required by law.
- ERIC L. DECKARD

LINE	BEARING	DISTANCE
L1	S 01°03'55" E	137.26'
L2	S 63°39'23" W	202.89'
L3	S 71°56'40" W	126.11'
L4	N 85°40'11" W	179.78'
L5	N 80°32'22" W	77.02'
L6	N 57°51'05" W	162.53'
L7	N 53°00'18" W	94.62'
L8	N 44°39'43" W	101.02'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	765.49'	254.07'	252.91'	S 82°03'40" W	19°01'01"
C2	564.03'	183.35'	182.54'	N 66°17'14" W	18°37'31"

CERTIFICATION

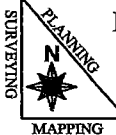
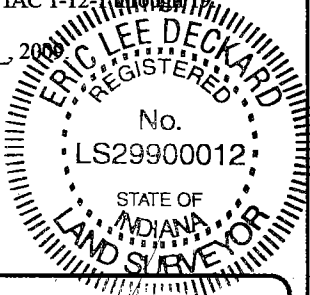
The within survey was performed without benefit of source of title and is subject to any statement of facts revealed by the same.

Easements have been located in the field and prepared with this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 1-12-19.

Certified this 14 day of May, 2009

Eric L. Deckard  
Registered Surveyor LS29900012  
State of Indiana



DECKARD LAND SURVEYING  
1604 S. HENDERSON ST.  
BLOOMINGTON IN. 47401  
(812)961-0235

PROJECT NO.09-56

EADS-MINTON

BOUNDARY SURVEY

SHEET  
1 OF 4

SCALE  
1"=200'

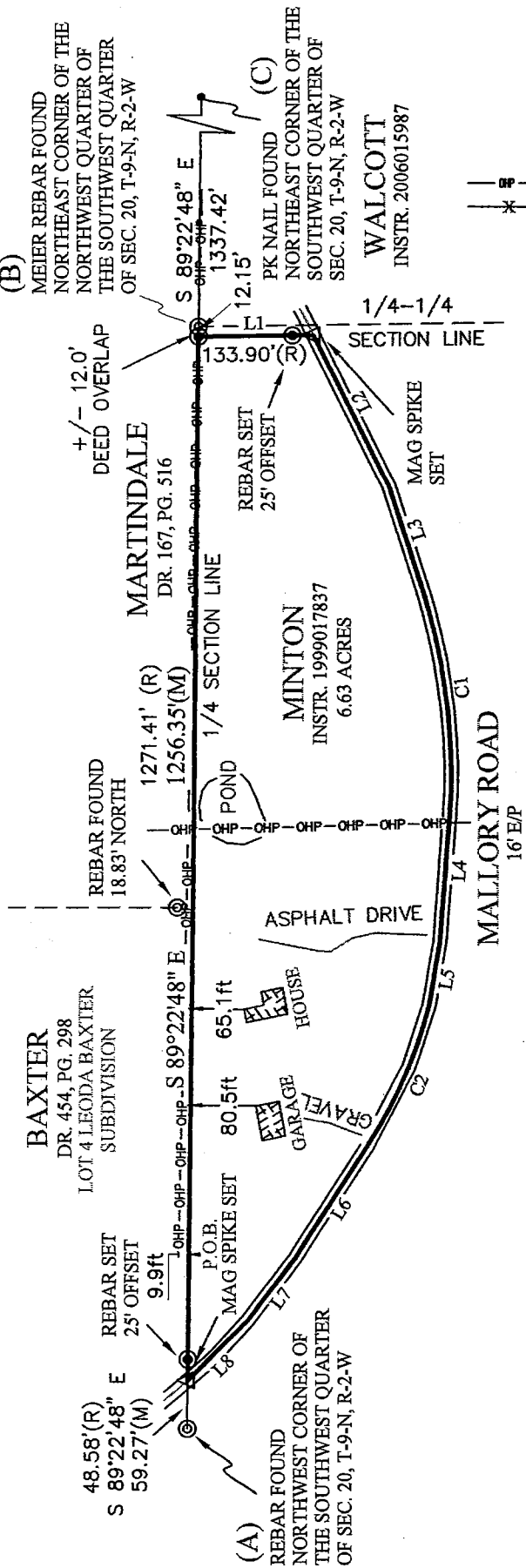
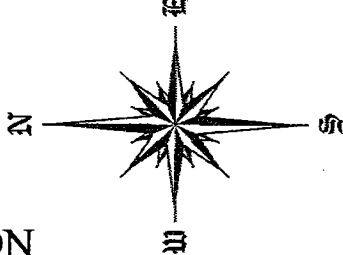
DRAWN BY: AEW  
DATED:5/14/09

CHECKED BY:  
ELD

SEC 20



SCALE 1" = 200'

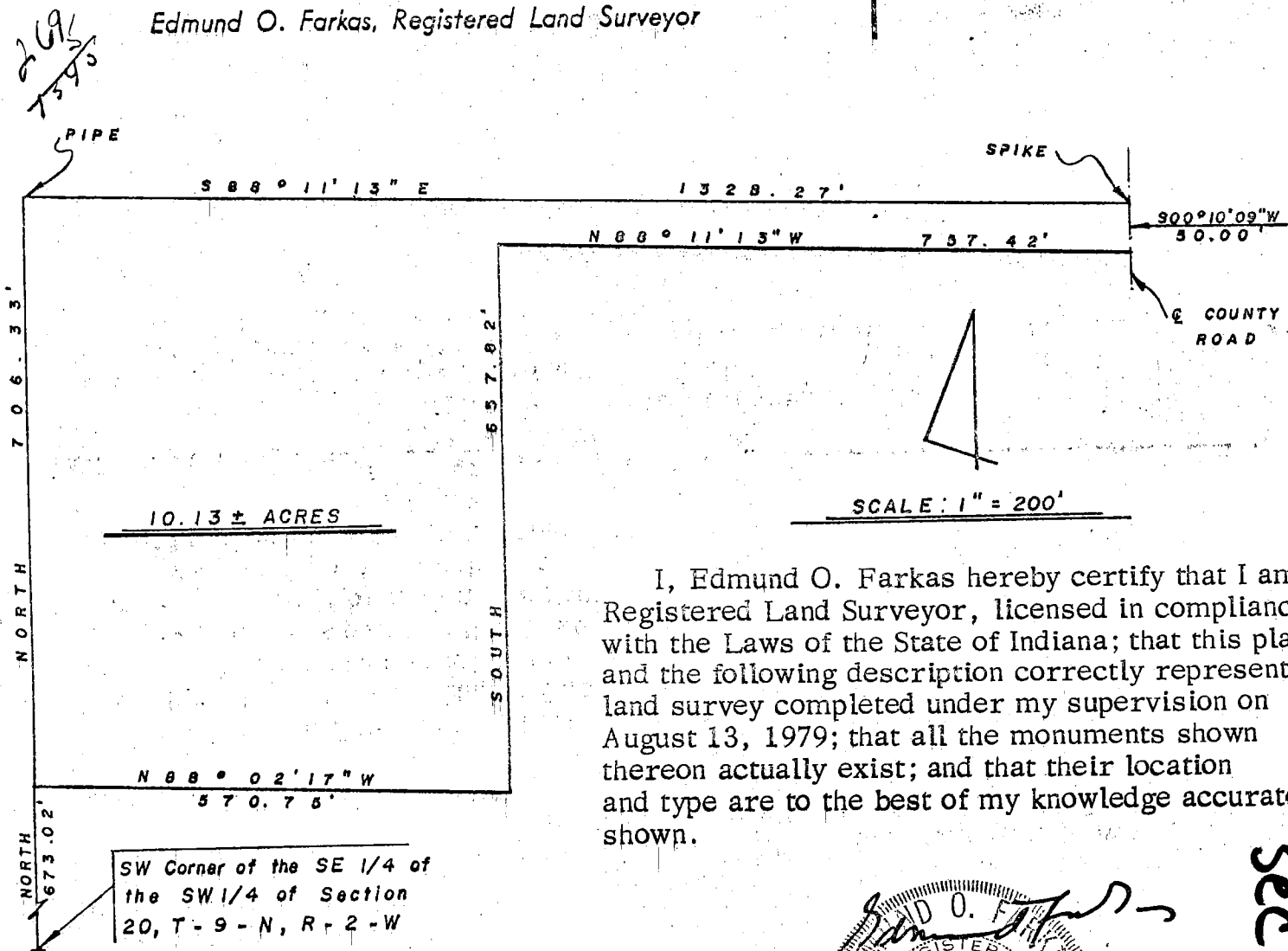


# RICO Surveying & Mapping

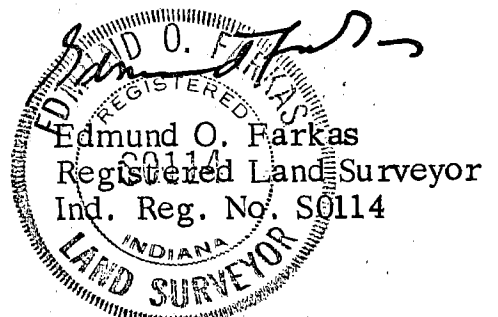
Edmund O. Farkas, Registered Land Surveyor

Sec 20

103 West Temperance  
P.O. Box 96  
Ellettsville, Indiana 47429  
Phone: 812-876-2305



I, Edmund O. Farkas hereby certify that I am Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that this plat and the following description correctly represent a land survey completed under my supervision on August 13, 1979; that all the monuments shown thereon actually exist; and that their location and type are to the best of my knowledge accurately shown.



A part of the East Half of the Southwest Quarter of Section Twenty (20), Township Nine (9) North, Range Two (2) West, Monroe County, Indiana, and more particularly described as follows:

Beginning at a point on the West Line of said Half Quarter Section, said point being 673.02 feet North from the Southwest Corner of the Southeast Quarter of the Southwest Quarter of said Section, thence along said West Line North 706.33 feet, thence leaving said West Line South Eighty-eight (88) Degrees, Eleven (11) Minutes and Thirteen (13) Seconds East 1328.27 feet to the center line of a County Road, thence along said center line South Zero (00) Degrees, Ten (10) Minutes and Nine (09) Seconds West 50.00 feet, thence leaving said center line North Eighty-eight (88) Degrees, Eleven (11) Minutes and Thirteen (13) Seconds West 757.42 feet, thence South 657.82 feet, thence North Eighty-eight (88) Degrees, Two (02) Minutes and Seventeen (17) Seconds West 570.75 feet to the place of beginning.

Sec 20

# TRI CO SURVEYING & MAPPING

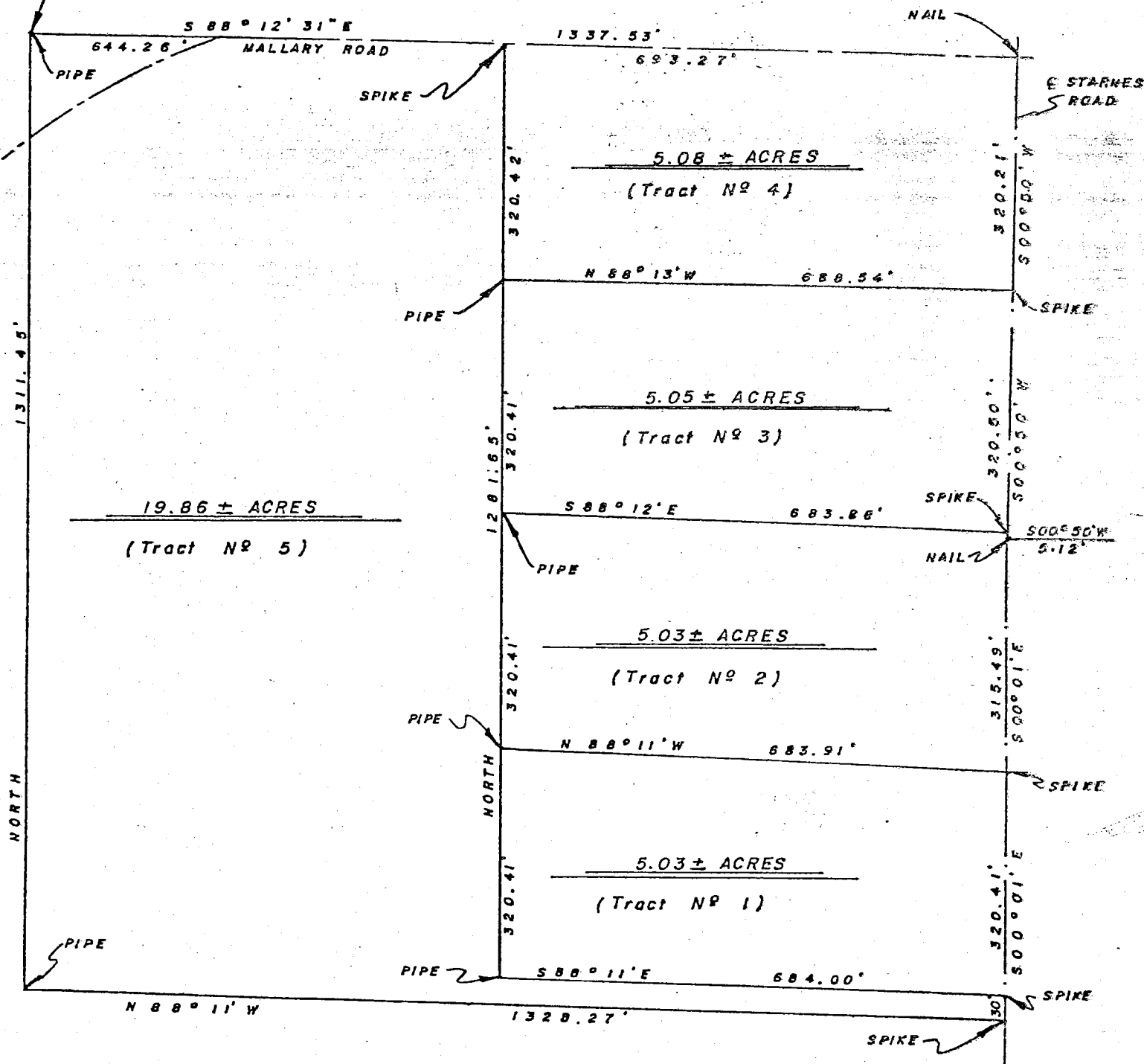
Edmund O. Farkas  
Registered Land Surveyor

(812) 876-2305  
103 West Temperance

P. O. Box 96  
Ellettsville, Indiana 47429

NW Corner of NE 1/4 of  
SW 1/4 of Section 20,  
T-9-N, R-2-W

SCALE: 1" = 200'



I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that the above plat and enclosed descriptions correctly represent a land survey completed under my supervision on September 19, 1978; that all the monuments shown thereon actually exist and that their location and type are to the best of my knowledge accurately shown.

Johnson, Paul & Frances

to

Walton, Frank & Charlotte

1986 A out of 40 A.

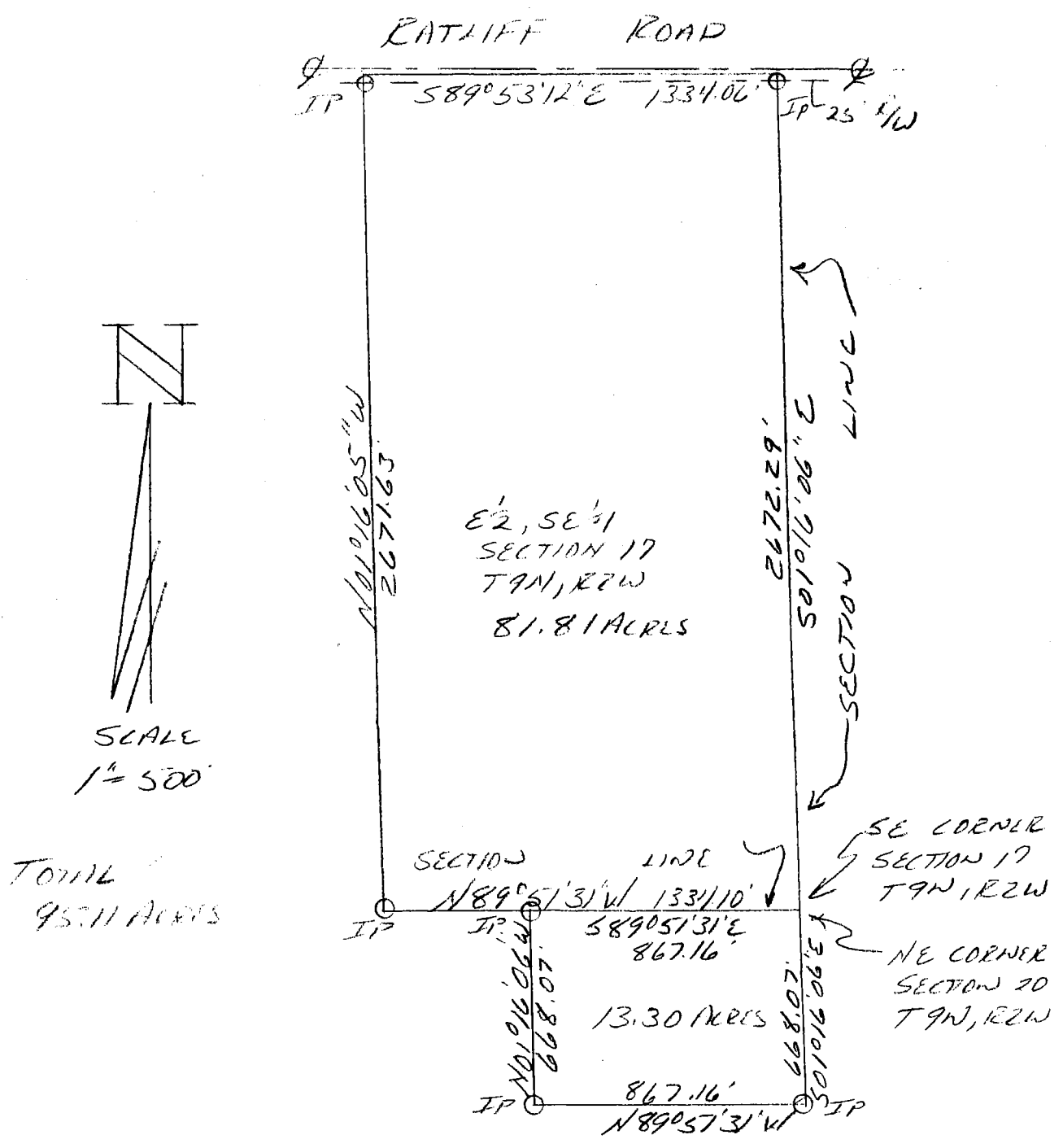


**FILED**

NOV 27 1978

John W. Davis  
Auditor Monroe County, Indiana

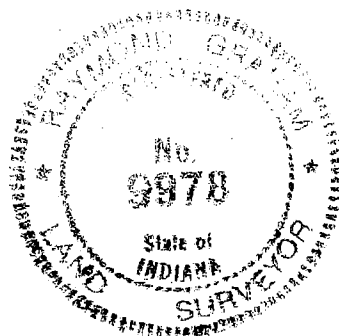
Sec 17 + Sec 20 Richland



DESCRIPTION:

The east half of the Southeast quarter of Section 17, Township 9 North, Range 2 West, Monroe County, Indiana, and being more particularly described as follows: Beginning at the Southeast corner of said Section 17, thence running on the South line of said Section North 89 degrees 51 minutes 31 seconds West for 1334.10 feet and to the Southwest corner of said half quarter, thence running on the West line of said half quarter North 01 degree 16 minutes 05 seconds West for 2671.63 feet and to the Northwest corner of said half quarter and to a point in Ratliff road, thence running in said road and on the North line of said half quarter South 89 degrees 53 minutes 12 seconds East for 1334.06 feet and to the Northeast corner of said half quarter, thence leaving said road and running with the East line of said section South 01 degree 16 minutes 06 seconds East for 2672.29 feet and to the point of beginning. Containing 81.81 acres, more or less.

ALSO, A part of the Northeast quarter of Section 20; Township 9 North, Range 2 West, Monroe County, Indiana, bounded and described as follows: Beginning at the Northeast corner of said Section 20, thence running on the East line of said section South 01 degree 16 minutes 06 seconds East for 668.07 feet, thence leaving said line and running North 89 degrees 51 minutes 31 seconds West for 867.16 feet, thence North 01 degree 16 minutes 06 seconds West for 668.07 feet and to the North line of said Section 20, thence running on said section line South 89 degrees 51 minutes 31 seconds East for 867.16 feet and to the point of beginning. Containing 13.30 acres. Containing in all 95.11 acres, more or less. Subject to a 25.00 foot easement from the centerline of Ratliff road for County Highway right-of-way.



Raymond Graham

RAYMOND GRAHAM  
R.P.E. 8409 L.S. 9978 IND  
3215 N. Smith Pike  
Bloomington, Indiana  
November 15, 1989

REVIEWED

By Emily Smitheram at 11:46 am, Dec 27, 2017

Parcel No. \_\_\_\_\_

## WARRANTY DEED

THIS INDENTURE WITNESSETH, That Naomi R. Galyan, Trustee under Trust  
dated November 22, 1985 (Grantor)  
of Palm Beach County, in the State of Florida, CONVEY S  
AND WARRANT S to James R. Jacobs and Max E. Jacobs as tenants  
in common (Grantee)  
of Monroe County, in the State of Indiana, for the sum  
of one Dollars (\$ 1.00 ) and other  
valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following  
described real estate in Monroe County, State of Indiana:

(SEE EXHIBIT "A" ATTACHED)

**REVIEWED**

By Emily Smitheram at 11:47 am, Dec 27, 2017

Subject to all taxes now a lien and to become a lien thereon.

Subject to any and all easements, agreements and restrictions of record. The address of such  
real estate is commonly known as Ratliff Road, Richland Township,  
Monroe County

Tax bills should be sent to Grantee at such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor has executed this deed this \_\_\_\_\_ day of  
12-1, 1989.

Grantor: (SEAL)

Signature \_\_\_\_\_

Printed \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Grantor: (SEAL)

Signature Naomi R. Galyan

Printed Naomi R. Galyan, Trustee

under Trust dated November 22, 1985

SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Naomi  
R. Galyan, Trustee under Trust dated November 22, 1985  
who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly  
sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 15<sup>th</sup> day of Dec., 1989.

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. MAR. 4, 1991  
BONDED THRU GENERAL INS. UND.

Signature Judith Newman

Printed Judith Newman, Notary Public

Resident of Palm Beach County, ~~XXXXXX~~ Florida

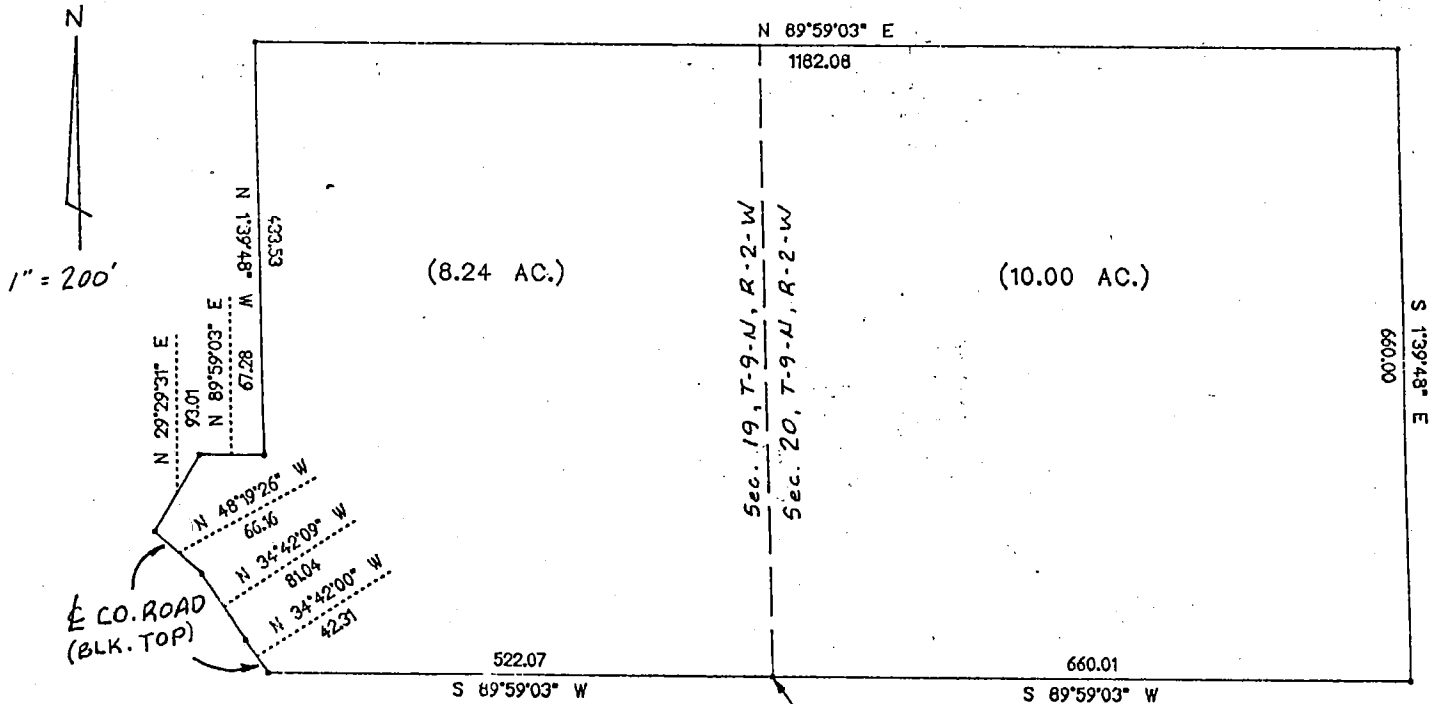
This instrument prepared by Robert R. Girk, Attorney at Law.

Return deed to \_\_\_\_\_

Send tax bills to \_\_\_\_\_

Part of Sec. 19 and Sec. 20, T-9-N, R-2-W,  
MONROE COUNTY, IND.

(Joseph A. Roberts)



(Bill Baxter)

P.O.B.: S 01° 39' 48" E, 2003.10'  
from the N.E. COR. OF SEC. 19  
T-9-N, R-2-W, Monroe Co., Ind.

**DESCRIPTION**

A part of the Northeast quarter of Section 19 and a part of the Southwest quarter of the Northwest quarter of Section 20, both in Township 9 North, Range 2 West, Monroe County, Indiana. Described as follows:

Beginning South 01°39'48" East 2003.10 feet from the Northeast Corner of the aforesaid Section 19; thence South 89°59'03" West 522.07 feet; thence North 34°42'00" West 42.31 feet; thence North 34°42'09" West 81.04 feet; thence North 48°19'26" West 66.16 feet; thence North 29°29'31" East 93.01 feet; thence North 89°59'03" East 67.28 feet; thence North 01°39'48" West 433.53 feet; thence North 89°59'03" East 1182.08 feet; thence South 01°39'48" East 660.00 feet; thence South 89°59'03" West 660.01 feet to the place of beginning.

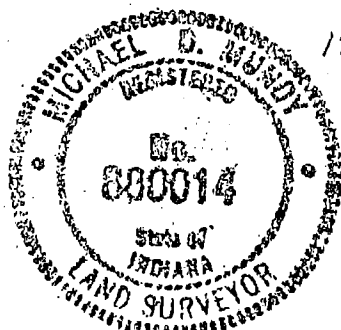
Containing 10.00 acres in the Southwest quarter of the Northwest quarter of Section 20; containing 8.24 acres in the Northeast quarter of Section 19; Containing 18.24 acres in all, more or less.

**Certification**

I certify that I prepared the above description and plat based on a survey by others provided by client.

*Michael D. Mundy*  
Michael D. Mundy  
Indiana Registered  
Land Surveyor No. 880014

P.O. Box 244  
Ellettsville, Indiana  
47429



12/5/91

CLIENT: Kenny Scales

There are no improvements on the above real property.

*Dec 19 & 20*  
*(Martindale D.R. 167, PG 516)*  
*Richland*  
*Shales, Wm to Shales, Kenneth*